



City Wide Multi-Generational Community Center Project

February 8, 2016

Presentation Overview

- ▶ Project Site Review
- ▶ Review of Project History
 - ▶ 2004 Feasibility Study
 - ▶ 2011 Needs Assessment / Feasibility Study
 - ▶ 2015 Design Options
- ▶ 2016 Schematic Design Options
- ▶ Library Services Concept Revisited
- ▶ Available Budget
- ▶ Financial Details
- ▶ Recommendation & Tentative Schedule

Project Site

Project Site



Project History: 2004

**Feasibility Study: “New Heights
Community Center”**

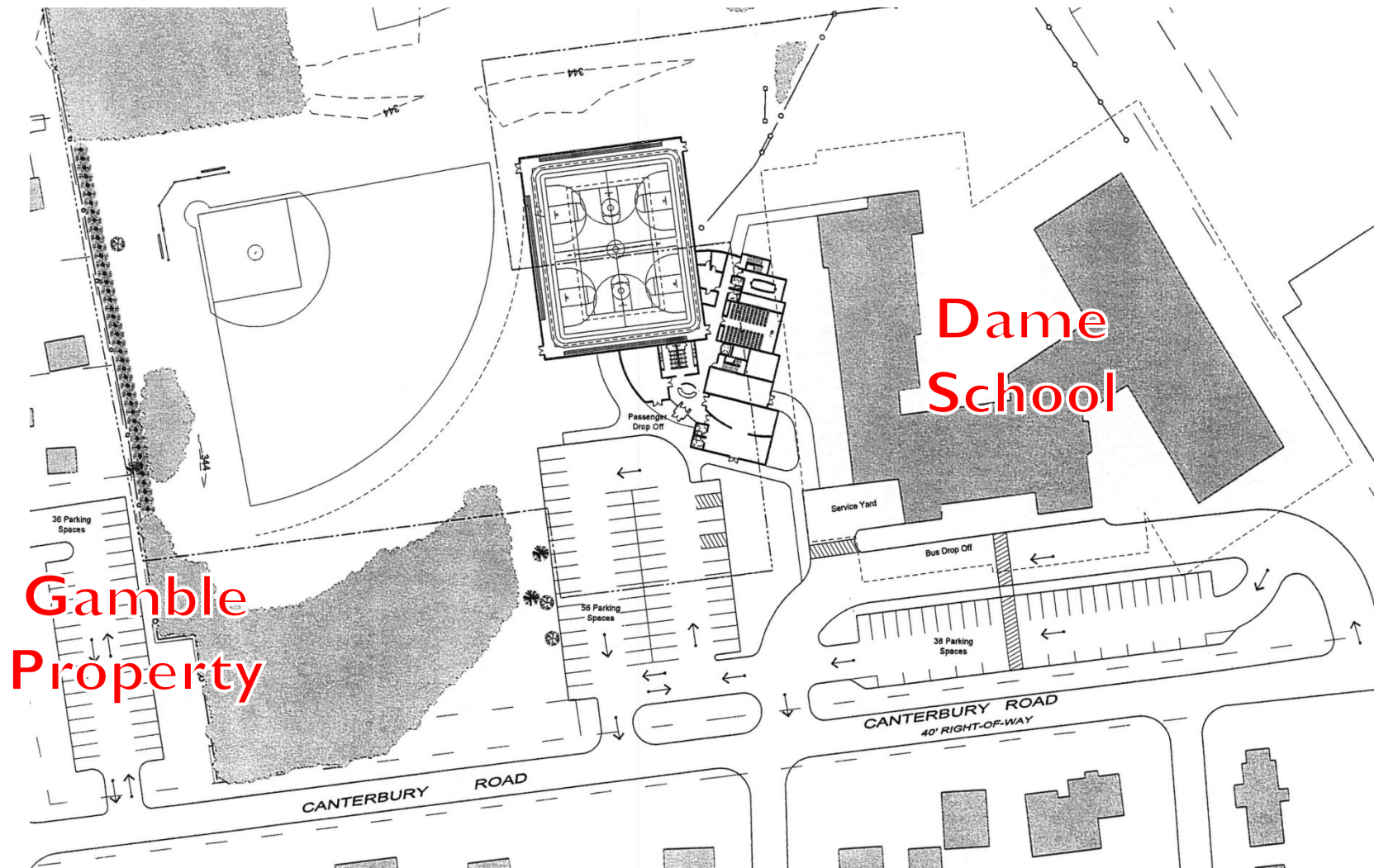
2004 Feasibility Study



2004 Feasibility Study



2004 Feasibility Study



2004 Feasibility Study Summary

- ▶ Replacement of Heights Gym Only, **Not City-Wide Facility**
- ▶ 30,350SF; \$7.7 +/- Million
- ▶ 2 Story Facility
- ▶ City to own, but Boys & Girls Club (B&GC) to be major user
- ▶ Features
 - ▶ Gym
 - ▶ Walking Track (Elevated in Gym)
 - ▶ Community Meeting Room / Hall (with Kitchen)
 - ▶ Multi-Purpose Rooms
 - ▶ Library Component (850SF +/-) (Controlled by B&GC)
 - ▶ Relocated Parks & Recreation Offices

2004 Feasibility Study Outcomes



Project History: 2004-2011

Project History 2004 -2011



**Mill Brook Elementary School
Opened September 2012**

Project History 2004 -2011



BOYS & GIRLS CLUBS

Project History: 2011 Study

Former Dame School Alternatives

2011 Feasibility Study



2011 Feasibility Study

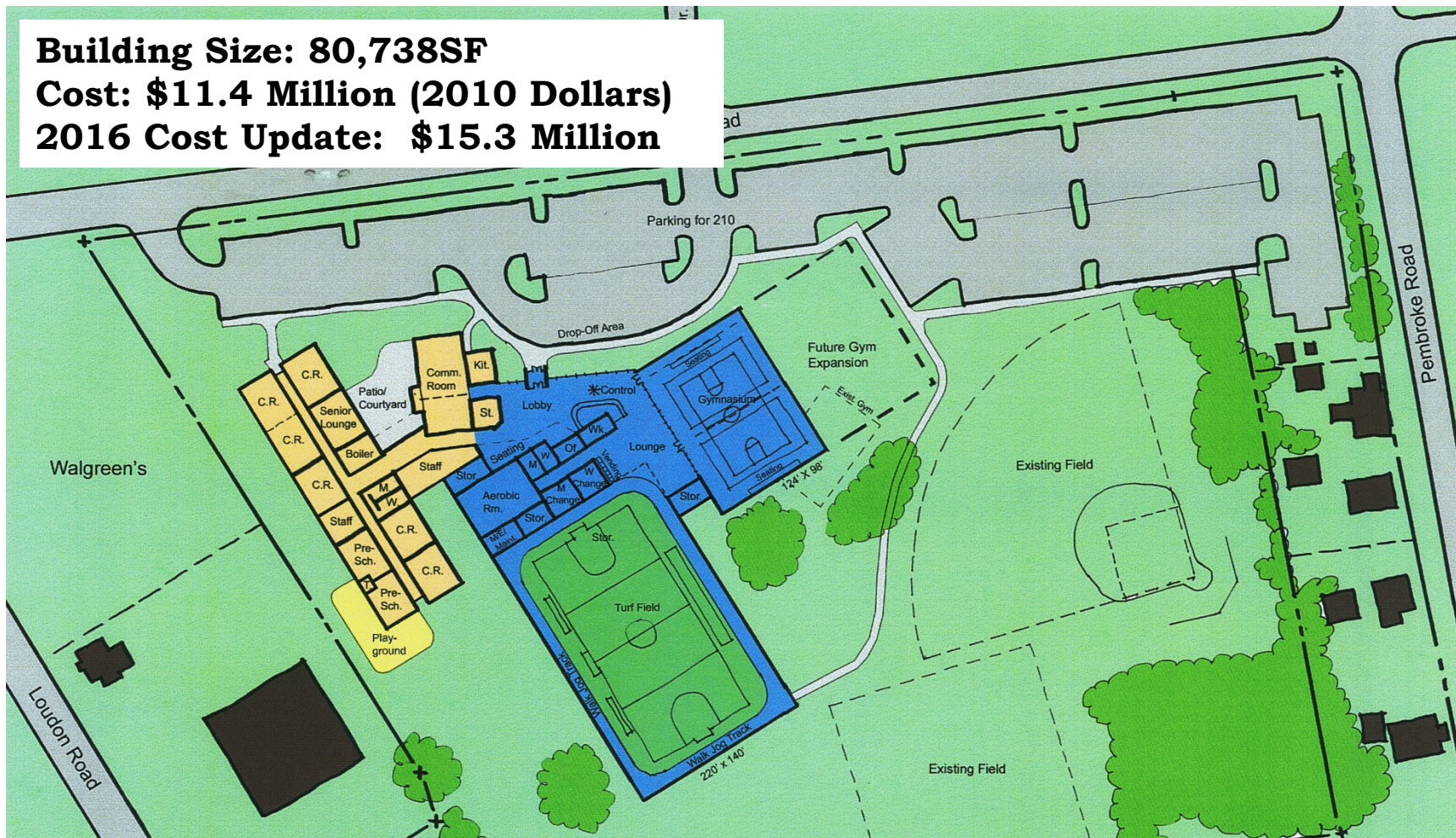
Facility	Est. Cost of Improvements (2010 Dollars)	Completed Since 2011-2015	Work Remaining (2010 Dollars)	Remaining (Est. Adjusted to 2015 Dollars)
Green Street Community Center	\$3,564,450	\$555,000	\$3,009,450	\$3,840,906
Heights Community Center (1977)	\$691,500	\$0	\$691,500	\$882,549
East Concord Community Center	\$972,900	\$0	\$972,900	\$1,241,694
West Street Ward House	\$699,300	\$88,000	\$611,300	\$780,191
Total	\$5,928,150	\$643,000	\$5,285,150	\$6,745,340

2011 Feasibility Study



2011 Feasibility Study

Building Size: 80,738SF
Cost: \$11.4 Million (2010 Dollars)
2016 Cost Update: \$15.3 Million

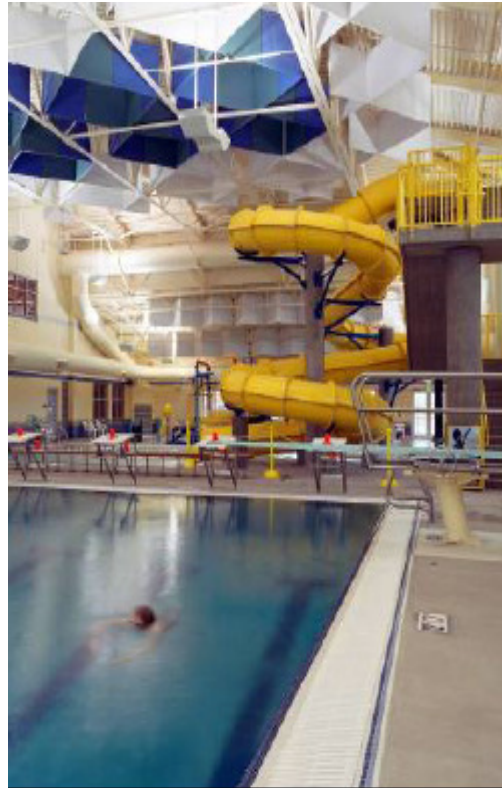


2011 Feasibility Study: Excluded Amenities

Library



Lap Pool / Aquatics



TV Studio



2011 Study Summary

- ▶ City-Wide Multi-Generation Facility!
- ▶ 80,000SF +/-; \$11.4 Million (2010 Dollars!) (\$15.3 +/- Million Today)
- ▶ Single Story
- ▶ Reuse Portions of Dame School (1965 Wing & Cafeteria)
- ▶ Business Plan & Financial Pro Forma
- ▶ City Rents Space & Operates Programs
- ▶ Key Amenities
 - ▶ Gym (Double High School Courts)
 - ▶ Indoor Turf Field with Walking Track
 - ▶ Community Meeting Room / Hall (with Kitchen)
 - ▶ Multi-Purpose Rooms
 - ▶ Dance / Aerobic Studios
 - ▶ Senior Programming
 - ▶ Preschool / Daycare
 - ▶ Relocated Park & Recreation Offices

2011 Feasibility Study Outcomes

- ▶ January 2013: City Acquired Dame School for \$1.00
- ▶ July 2013: City Council Appropriated \$130,000 +/- for Design Development / Pro Forma & Cost Updates
- ▶ June 2014: City Council Appropriated \$651,730+/- for Full Design, Permitting, & Construction Documents

Project History: 2015 Design Options

2015 Schematic Designs

- ▶ 7 Primary Options + Alternatives
 - ▶ **13 Options Explored in Total**
 - ▶ Building Size: 47,855SF - 84,330SF
- ▶ Project Capital Costs: \$7.5M to \$17.3M +/-
- ▶ Operating Costs:
 - ▶ \$485,000 - \$1.38M (Year 1)
- ▶ Tax Rate Impacts:
 - ▶ \$0.28 - \$0.43 / \$1,000 of Assessed Value
- ▶ Cost to Taxpayers (Year 1):

▶ \$100,000 Property	\$28.11 - \$45.25
▶ \$200,000 Property	\$56.23 – \$90.50
▶ \$300,000 Property	\$84.34 - \$135.74

2016 Schematic Designs

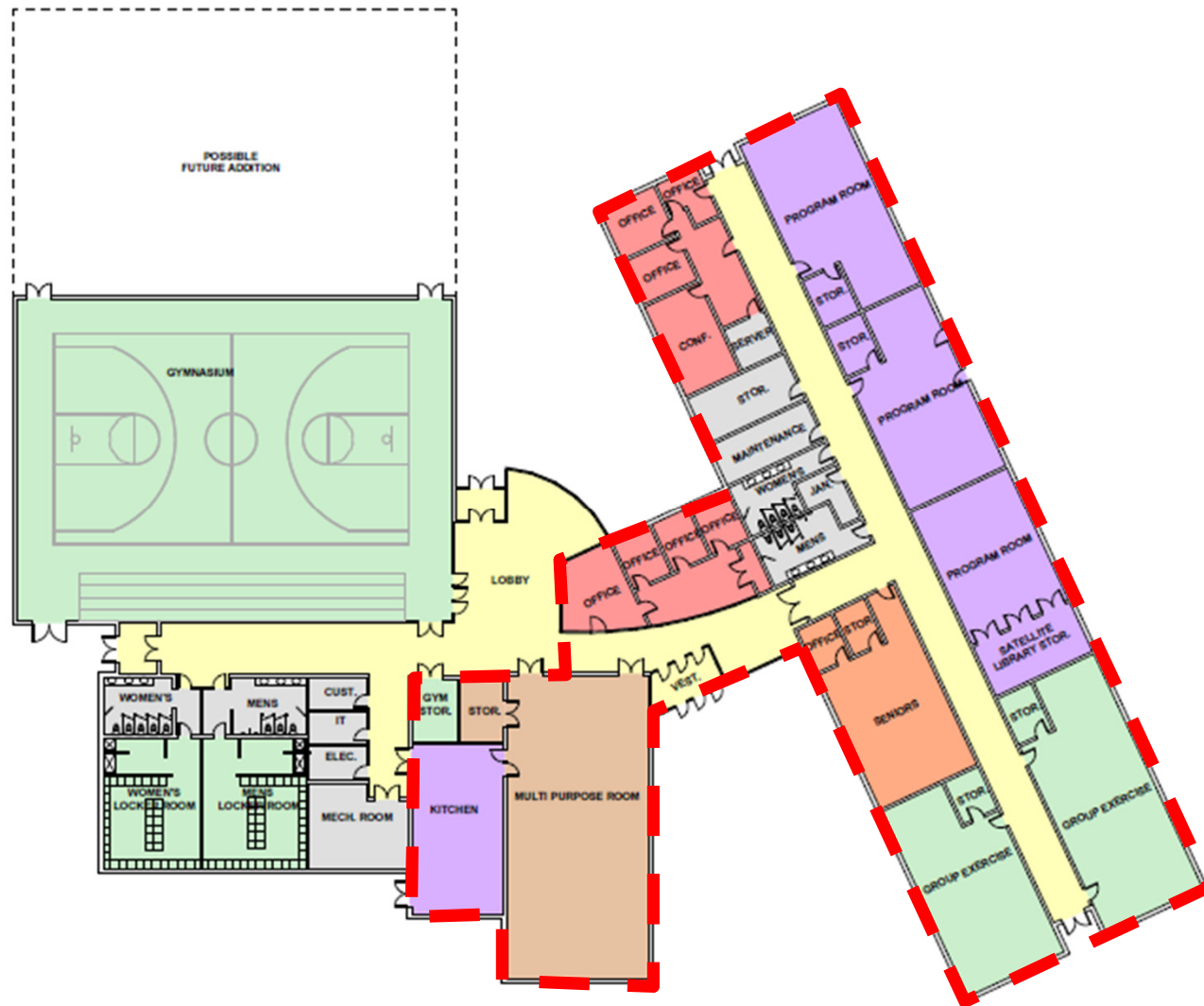
10% +/- Level of Completion

Option 1

1965 Wing Renovation & Cafeteria + New Gym

Option 1

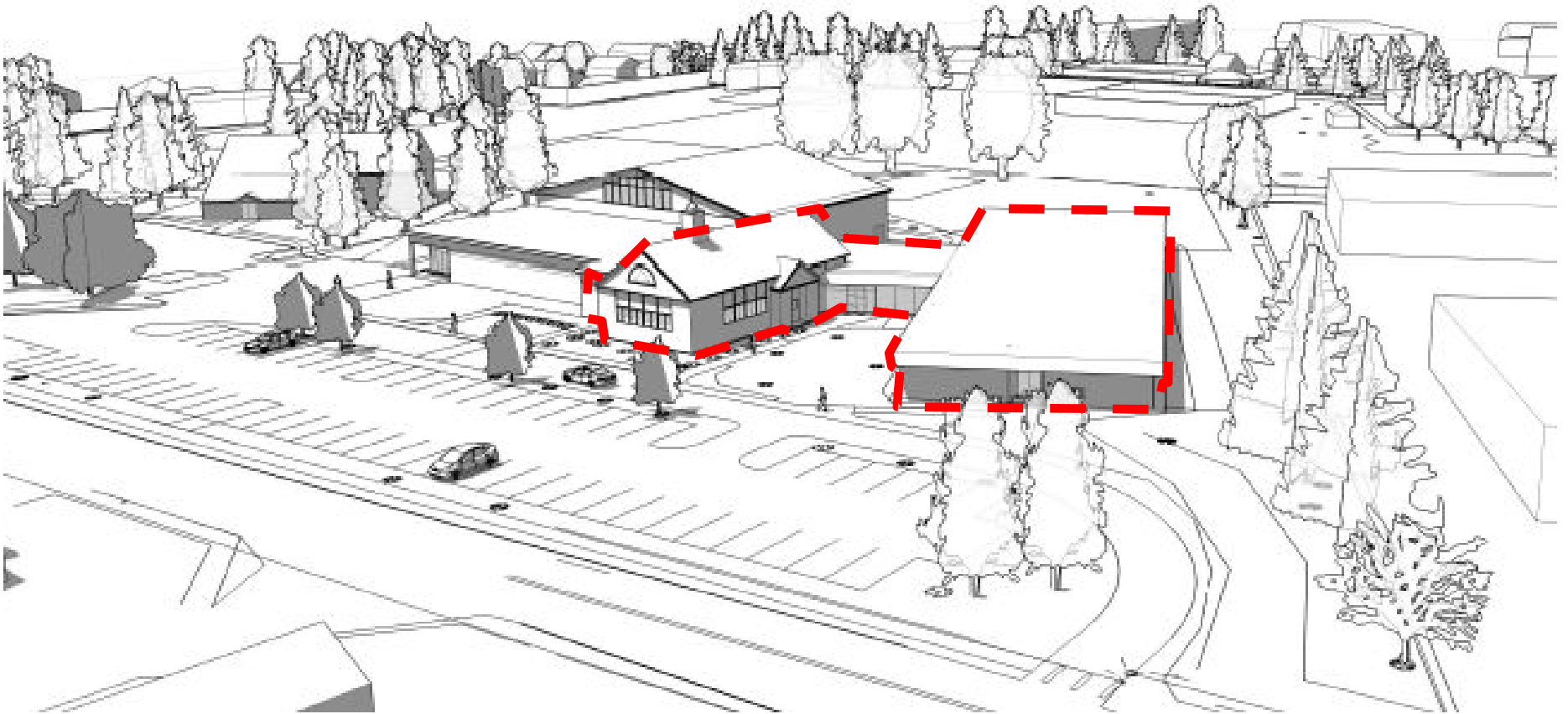
Building Size: 30,160SF
Cost: \$7,126,021



Option 1

Building Size: 30,160SF

Cost: \$7,126,021

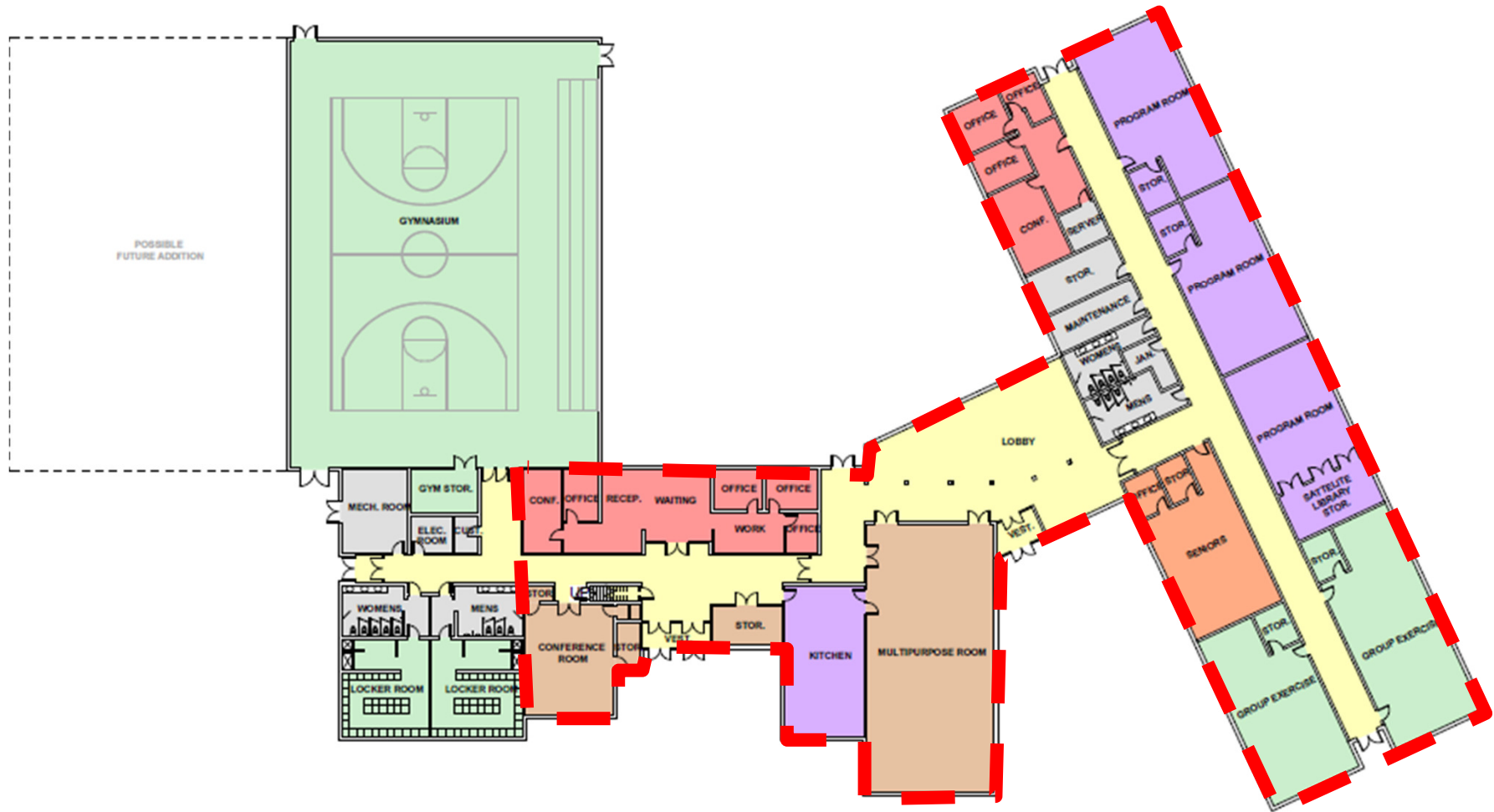


Option 2

1965 Wing + Portion of 1940s Wing + New Gym

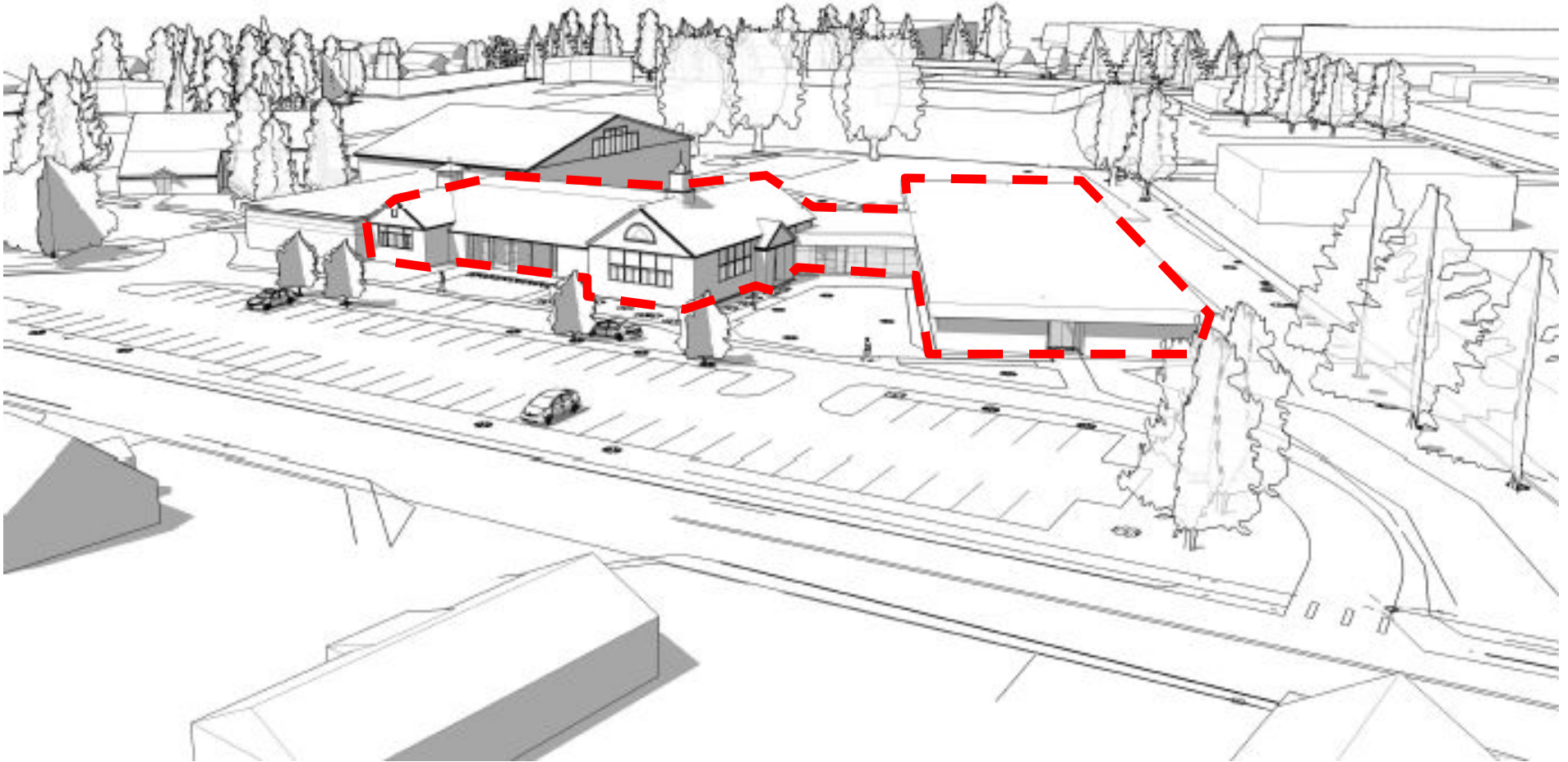
Option 2

Building Size: 33,377SF
Cost: \$7,852,591



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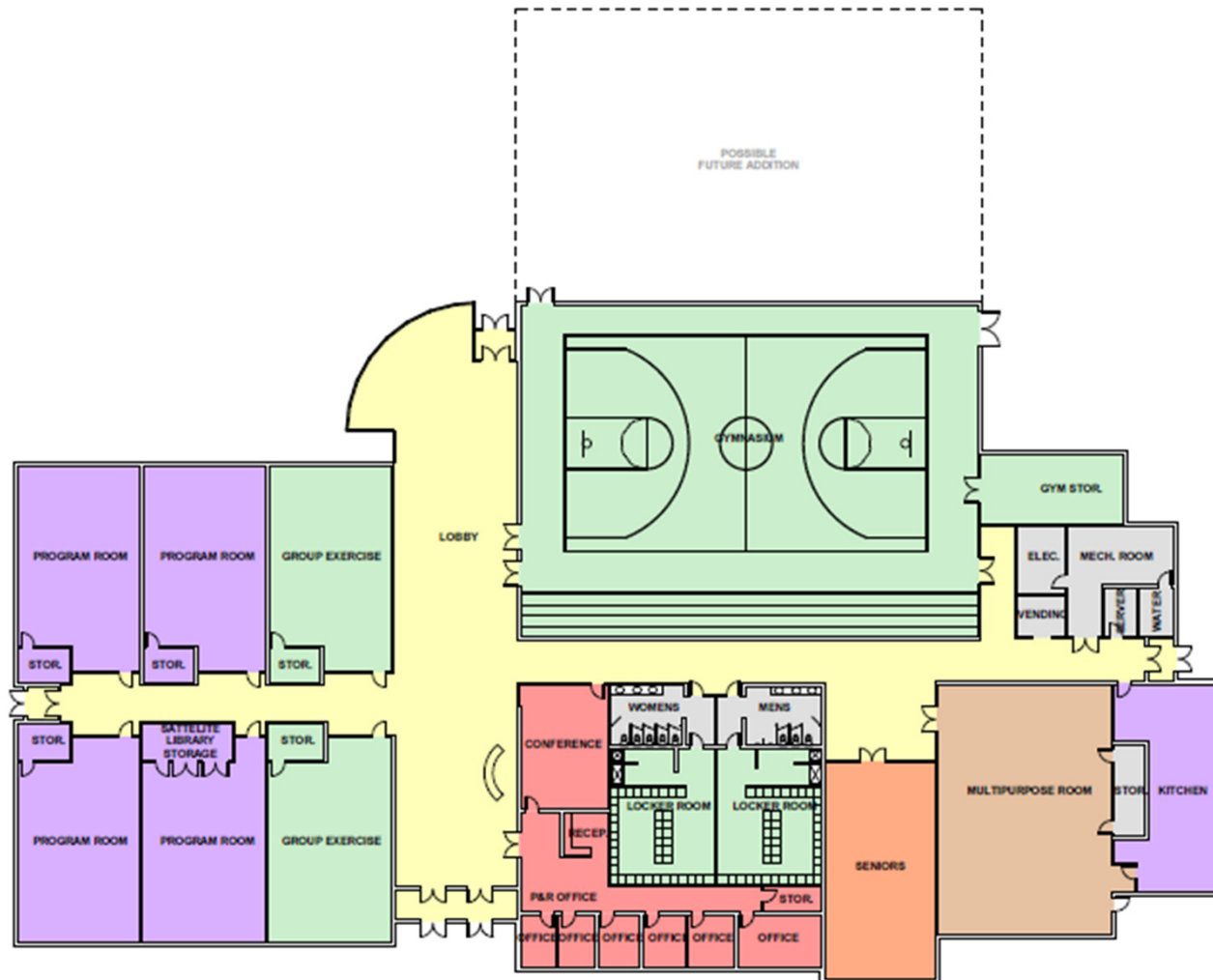


Option 3

All New Construction

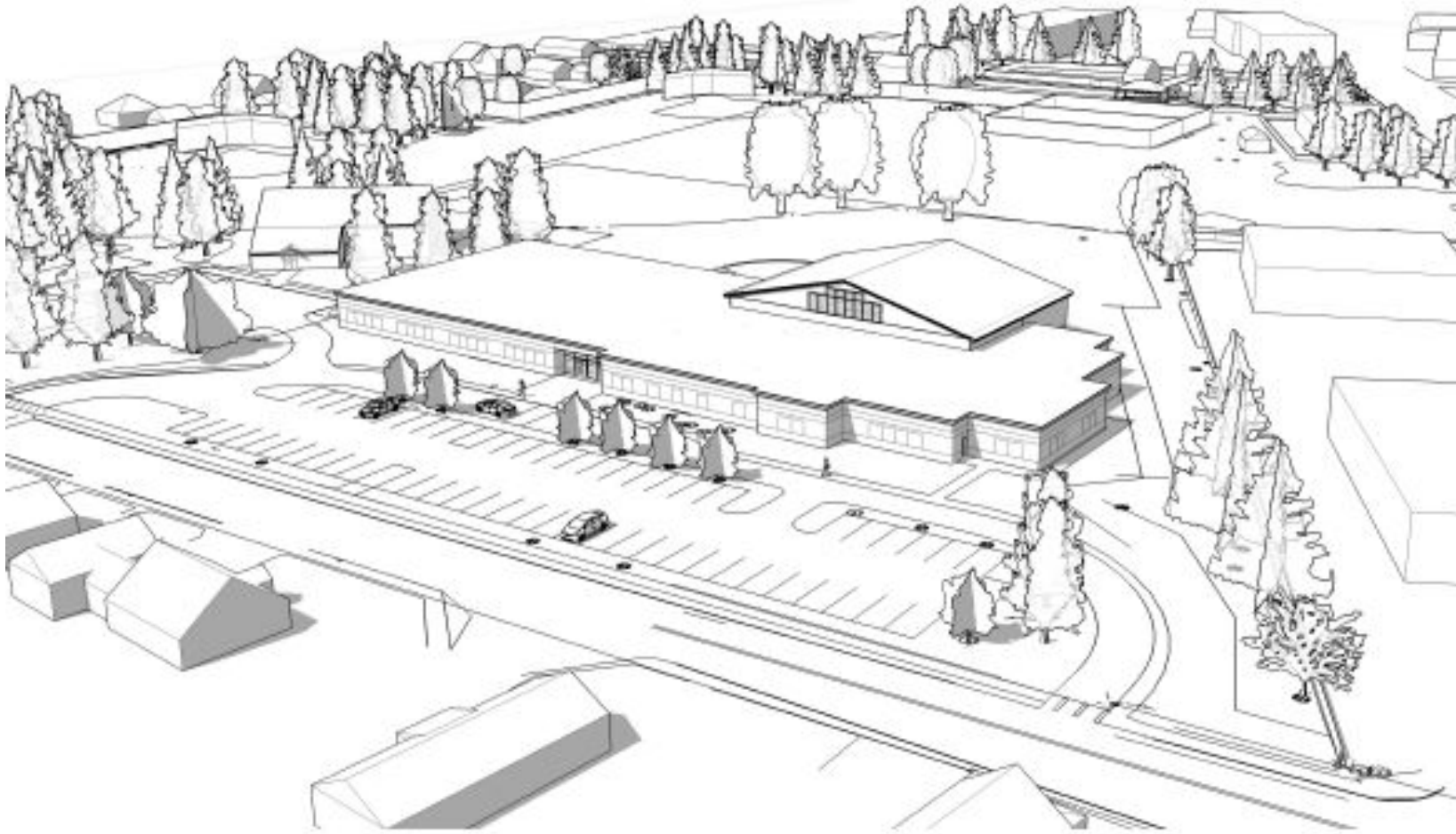
Option 3

Building Size: 33,264SF
Cost: \$9,446,129



Option 3

Building Size: 33,264SF
Cost: \$9,446,129



Option 4

**1965 + Portion of 1940s Wing + Existing Gym
Basic Renovations**

Option 4

Building Size: 47,855SF
Cost:



Option 4

Building Size: 47,855SF
Cost: \$3,521,592

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- ▶ Asbestos Abatement
 - ▶ Demolition of former Gamble House
 - ▶ Partial roof replacement (1965 wing / portion of 1940s) and patching on unused sections of building
 - ▶ Minor Parking Lot Repairs / Improvements
 - ▶ Minor Masonry Repairs / Repointing
 - ▶ Window Replacement
 - ▶ Minimal HVAC Improvements
 - ▶ Minimal Improvements to Gym
 - ▶ Limited Flooring Improvements
 - ▶ Limited Kitchen Equipment Upgrades
 - ▶ Limited Insulation / Energy Improvements

Option 4

Building Size: 47,855SF
Cost: \$3,521,592

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- ▶ Major Exclusions:
 - ▶ Repair / renovation of unused portion of 1940s wing
 - ▶ New gymnasium

Library Services

Library Services Overview

- ▶ Included in All Options
- ▶ Part-Time Services
- ▶ 15 Hours / Week
 - ▶ Tuesday: 10AM – 4PM
 - ▶ Thursday: 2PM – 8PM
 - ▶ Saturday: 9AM - Noon
- ▶ \$ 62,400+/- Year | (Projected FY2018; full year)
 - ▶ Staffing: \$47,150
- ▶ Based in Shared Multipurpose Room
- ▶ Offering
 - ▶ Books / Technology
 - ▶ Children Programming
 - ▶ Adult Programming

Available Funding

Available Funding

- ▶ Remaining Project Budget: \$575,000
- ▶ Impact Fees (Dec. 31, 2015): \$195,700
- ▶ Total: \$770,700

Financial Comparison

Capital Cost & Debt Service

	Option 1	Option 2	Option 3	Option 4
<u>Description</u>	<u>1965 & Cafeteria + New Gym</u>	<u>1965 & 1940s + New Gym</u>	<u>All New</u>	<u>1965 & Part of 1940s + 1977 Gym Basic Improvements</u>
Building Size SF	33,000	33,377	33,264	47,855
Total Project Cost	\$7,126,021	\$7,852,591	\$9,446,129	\$3,521,592
Less Available Funds	(\$770,769)	(\$770,769)	(\$770,769)	(\$770,769)
<u>Amount Bonded</u>	<u>\$6,355,252</u>	<u>\$7,081,823</u>	<u>\$8,675,361</u>	<u>\$2,750,823</u>
<u>Year 1 Debt Service (FY2018)</u>	<u>\$492,532</u>	<u>\$548,841</u>	<u>\$672,340</u>	<u>\$213,189</u>

Operating Costs

<u>Description</u>	<u>1965 & Cafeteria + New Gym</u>	<u>1965 & 1940s + New Gym</u>	<u>All New</u>	<u>1965 & Part of 1940s + 1977 Gym Basic Improvements</u>
<u>Expenses</u>				
Utilities	\$95,552	\$96,644	\$96,316	\$62,343
Labor	\$95,220	\$93,992	\$93,992	\$93,992
O&M Other Expenses	\$47,289	\$47,636	\$52,191	\$22,600
Library	\$62,409	\$62,409	\$62,409	\$62,409
<u>Subtotal - Expenses</u>	<u>\$300,471</u>	<u>\$300,680</u>	<u>\$304,909</u>	<u>\$241,344</u>
<u>Revenues & Credits</u>				
Program Revenues	(\$150,000)	(\$150,000)	(\$150,000)	(\$52,700)
Credits from Closed Facilities				
Heights Gym	(\$7,780)	(\$7,780)	(\$7,780)	\$0
East Concord	(\$5,320)	(\$5,320)	(\$5,320)	(\$5,320)
<u>Subtotal - Revenues & Credits</u>	<u>(\$163,100)</u>	<u>(\$163,100)</u>	<u>(\$163,100)</u>	<u>(\$58,020)</u>
<u>Net Total O&M Costs Year 1</u>	<u>\$137,371</u>	<u>\$137,580</u>	<u>\$141,809</u>	<u>\$183,324</u>

Projected Cost to Taxpayers

	Option 1	Option 2	Option 3	Option 4
<u>Description</u>	<u>1965 & Cafeteria + New Gym</u>	<u>1965 & 1940s + New Gym</u>	<u>All New</u>	<u>1965 & Part of 1940s. Basic Improvements Only</u>
O&M Cost Year 1	\$137,371	\$137,580	\$141,809	\$183,324
Debt Service Year 1	\$492,532	\$548,841	\$672,340	\$213,189
Total Cost Year 1	\$629,903	\$686,422	\$814,149	\$396,513
Tax Rate Impact (Year 1)	\$0.16	\$0.18	\$0.21	\$0.10

Cost to Taxpayers Year 1	Option 1	Option 2	Option 3	Option 4
\$100,000 Property	\$16	\$18	\$21	\$10
\$200,000 Property	\$33	\$36	\$42	\$21
\$300,000 Property	\$49	\$53	\$63	\$31
\$1 Million Property	\$163	\$178	\$211	\$103
\$5 Million Property	\$817	\$891	\$1,056	\$515
\$10 Million Property	\$1,635	\$1,781	\$2,113	\$1,029

Recommendation & Suggested Schedule

Recommendation & Suggested Schedule

- ▶ Staff Recommendation:
 - ▶ Option #1 (1965 Wing & Cafeteria + New Gym)
 - ▶ 30,160SF
 - ▶ \$7,126,021; **Net new funding needed = \$6,355,252**
- ▶ March 14, 2016:
 - ▶ Submit appropriation resolution; set for April public hearing
- ▶ April 11, 2016:
 - ▶ Public hearing on appropriation resolution
 - ▶ Begin Final Design
- ▶ September 2016:
 - ▶ Bid Construction
- ▶ November 2016:
 - ▶ Start Construction
- ▶ Fall 2017:
 - ▶ Complete Project

Discussion / Questions & Answers